



Connaught Gardens
Berkhamsted



Offers In Excess Of £625,000

porch | living room | dining room | study | kitchen | first floor landing | three bedrooms | WC | family bathroom | front & rear gardens | driveway parking

A stylish three double bedroom semi detached home featuring separate study, attractive walled garden and off road parking in a charming cul de sac within the town. NO CHAIN.





Tucked away at the end of a peaceful cul de sac, this attractive three double bedroom semi detached home offers light, versatile living space and a secluded part walled south facing rear garden, all within easy reach of the town centre and mainline station.

At the heart of the home, the dining area opens directly onto the rear patio and garden via French doors, creating a seamless indoor/outdoor connection. The adjoining kitchen is fitted with a range of modern units with granite style work surfaces, integrated dishwasher, microwave, oven and a five-burner gas hob, along with space for a fridge/freezer and washing machine. A cupboard houses the wall mounted gas fired central heating boiler.

A lovely sitting room at the front of the property leads to the staircase rising to the first floor. Also on the ground floor is a versatile 14' study, converted from the original garage, ideal as a home office, 4th bedroom, playroom or hobby space.

On the first floor, three well proportioned bedrooms are served by a newly updated family bathroom with a contemporary white suite including bath with shower over, basin and WC. For convenience there is an additional separate WC. The main bedroom benefits from fitted wardrobes, while the second enjoys a pleasant outlook, and the third bedroom is a great size.

Outside, the attractive south facing garden is particularly private and part walled, with a large paved patio, steps down to a level lawn and established shrub borders. The lower section of the garden is gravelled with railway sleeper steps and a timber shed. To the front is a lawned garden with brick retaining walls and a driveway providing off street parking, with additional on street parking available opposite.



Tenure
Freehold.

Services
This property benefits from gas fired central heating to radiators, double glazing and all mains services.

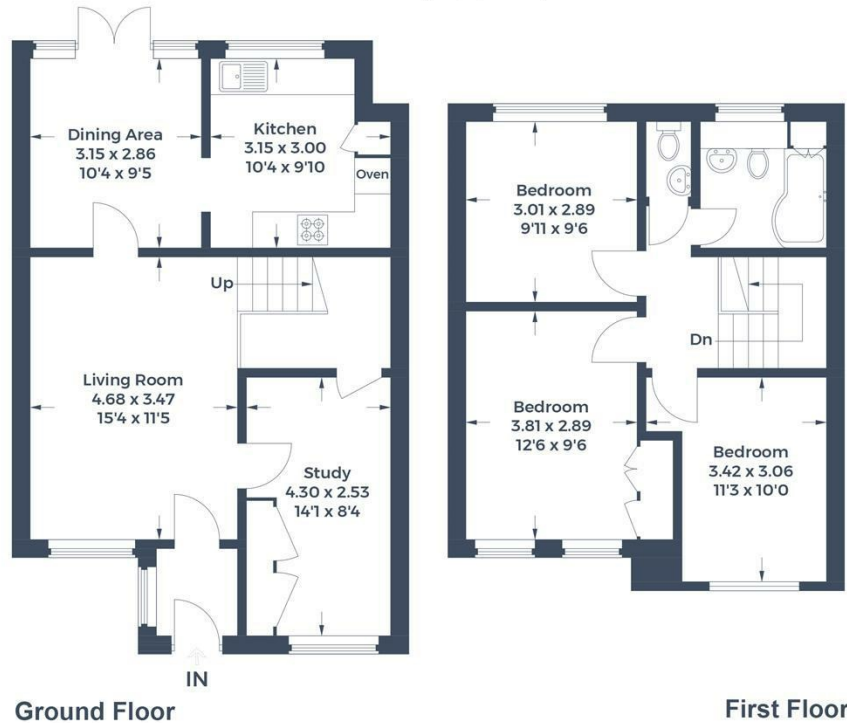
Situation
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area
 Ground Floor = 53.9 sq m / 580 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Total = 97.8 sq m / 1,052 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

